

Authority: Scarborough Community Council Report 4, Clause 21,
as adopted by City of Toronto Council on May 23, 24 and 25, 2006
Enacted by Council: May 25, 2006

CITY OF TORONTO

BY-LAW No. 427-2006

To amend former City of Scarborough Malvern West Community Zoning By-law No. 12181, as amended, with respect to the lands municipally known as 30 Massie Street.

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

Therefore, the Council of the City of Toronto HEREBY ENACTS as follows:

1. **SCHEDULE “A”** of the Malvern West Community By-law is amended by deleting the existing Agricultural Uses (AG) Zone and Performance Standards, S-1-23-31-41-61 on the lands as outlined on the attached Schedule ‘1’ and replacing the performance standards with the following:

S-1A-40C-51C-60-80-106-123-450 (15)

S-1A-40C-51C-60-80-106-122-450 (15)

S-1-19-31-42-60-74-106-122 (15)

2. **PERFORMANCE STANDARDS CHART – SCHEDULE “B”**, of the Malvern West Community By-law No. 12181, as amended, is hereby further amended by adding the following Performance Standards:

DENSITY

- 1A. One Single-Family dwelling per lot as shown on Registered Plan having a minimum 7.5 metre frontage on a public street

FRONT YARD - MINIMUM BUILDING SETBACKS

- 40C. Minimum 3 metres except that the main wall containing the vehicular access shall be setback a minimum of 5.7 metres from the streetline.

SIDE YARD

- 51C. Minimum 0.6 metres from the lot line on each side

MISCELLANEOUS

122. The maximum height of any building shall be 3-storeys or 10.7 metres excluding basements.
123. The maximum building height of any building shall be 2-storeys or 9 metres excluding basements.

MINIMUM BUILDING SETBACKS FOR BUILDINGS ERECTED ON CORNER LOTS

450. Minimum 1.2 metres from side wall to the street line for buildings erected on corner lots.
3. Schedule "C", **EXCEPTIONS LIST**, is amended by adding the following Exception Number 15:
15. The Provisions of Clause V1, Regulations for Single-Family, Two-Family and Street Townhouse Dwellings, Section 18.1, 18.2, 18.3, 18.4 and 18.5 shall not apply.

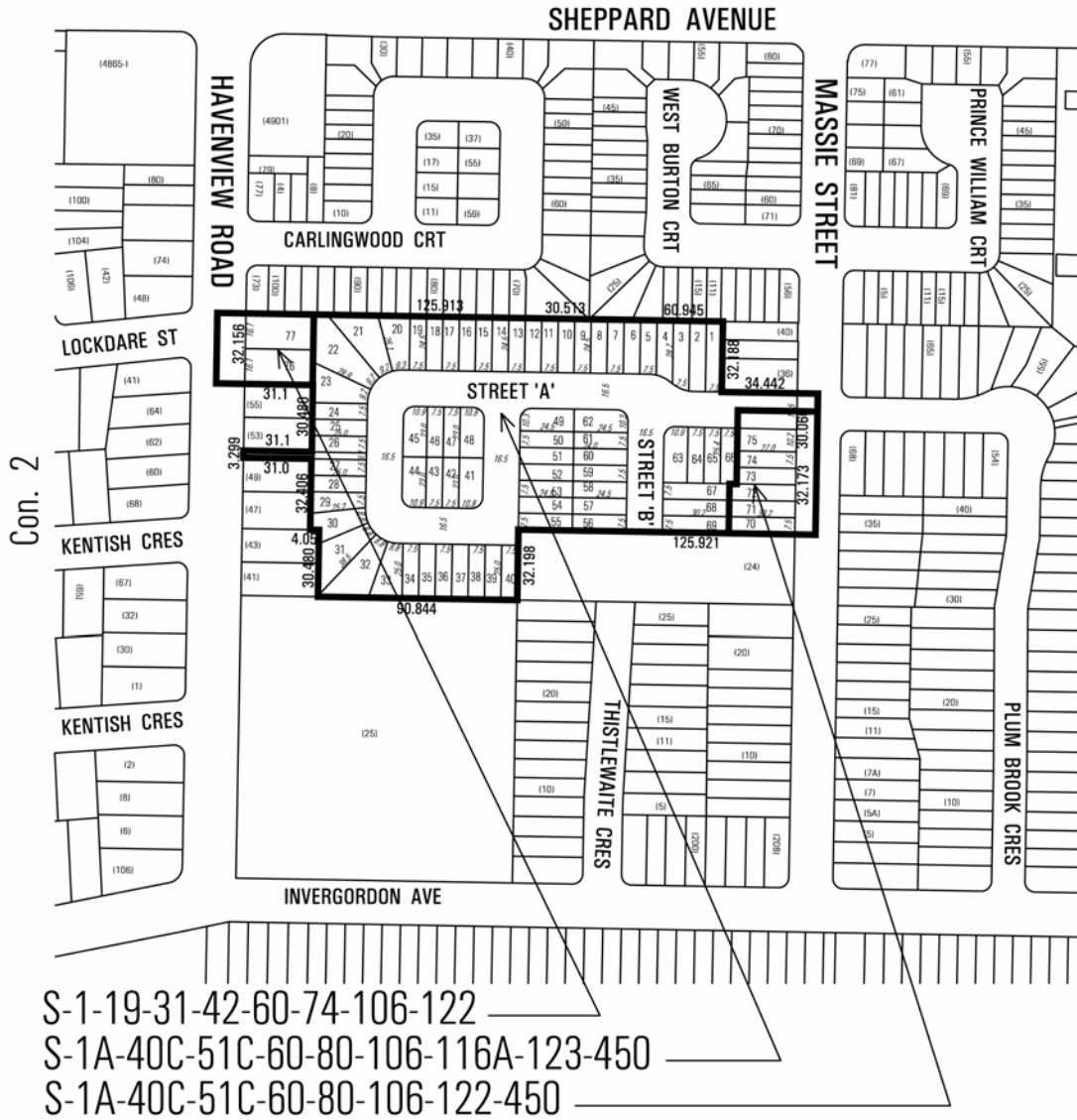
ENACTED AND PASSED this 25th day of May, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'
 Lot 20



TORONTO City Planning Division
Zoning By-Law Amendment

30 Massie Street

File # 05-106323 OZ; 05-106325 SB

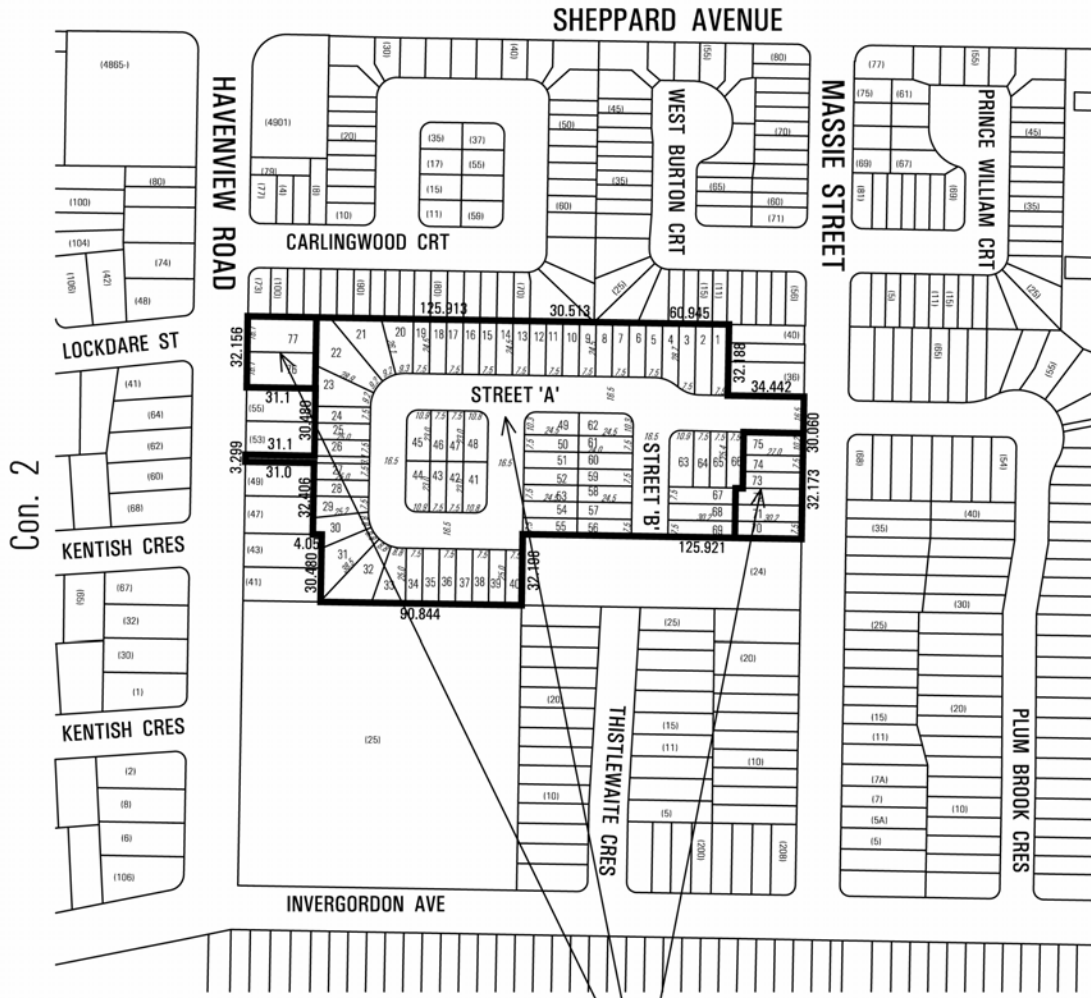
Area Affected By This By-Law

Malvern West Community Bylaw
 Not to Scale
 05/16/06



Schedule '2'

Lot 20



Con. 2

Exception No.15

Toronto City Planning Division
Zoning By-Law Amendment

30 Massie Street
 File # 05-106323 OZ; 05-106325 SB

 Area Affected By This By-Law

Malvern West Community Bylaw
 Not to Scale
 05/16/06

